017.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,700 / 969,700
					USE VALUE:	969,700 / 969,700
					ASSESSED:	969,700 / 969,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARAUJO LOHMANN ANDREA
Owner 2:	
Owner 3:	
Street 1:	67 MOTT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON ANDREW S -
Owner 2:	JOHNSON SHAWNA R -
Street 1:	67 MOTT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1869 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	489,700		480,000	969,700
Total Card	0.138	489,700		480,000	969,700
Total Parcel	0.138	489,700		480,000	969,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 518.83 | /Parcel: 518.8

Legal Description

User Acct 12284

GIS Ref

GIS Ref

Insp Date 07/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 017.0-0004-0007.0

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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	489,800	0	6,000.	480,000	969,800	969,800	Year End Roll	12/18/2019
2019	101	FV	370,500	0	6,000.	510,000	880,500	880,500	Year End Roll	1/3/2019
2018	101	FV	370,500	0	6,000.	372,000	742,500	742,500	Year End Roll	12/20/2017
2017	101	FV	370,500	0	6,000.	324,000	694,500	694,500	Year End Roll	1/3/2017
2016	101	FV	370,500	0	6,000.	276,000	646,500	646,500	Year End	1/4/2016
2015	101	FV	355,900	0	6,000.	270,000	625,900	625,900	Year End Roll	12/11/2014
2014	101	FV	355,900	0	6,000.	222,000	577,900	577,900	Year End Roll	12/16/2013
2013	101	FV	355,900	0	6,000.	211,200	567,100	567,100		12/13/2012

PRINT

Date	Time
12/10/20	17:03:50

LAST REV

Date	Time
04/02/19	14:06:57

apro

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ANDREW	43915-129		10/18/2004		590,000	No	No		
JOHNSON ANDREW	33665-326		9/18/2001	Family	1	No	No		
RAYFUSE CAROL M	30236-363		5/28/1999		208,000	No	No		
	11674-40		5/2/1969		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2011	280	New Wind	1,200					
7/23/2008	814	Porch	8,000	C				FRONT PORCH
11/29/2001	895	Alterati	1,000	C				TEMP TRAILER
10/30/2001	835	Addition	180,000	C				ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	PH	Patrick H
3/5/2009	Meas/Inspect	189	PATRIOT
9/21/2005	MLS	BR	B Rossignol
2/10/2005	MLS	MM	Mary M
5/1/2002	Permit Visit	PM	Peter M
11/4/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12284
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	1									480,000						480,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,000 | Spl Credit | Total: 480,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21179771
Const Adj.:	0.98990101
Adj $ / SQ:	149.945
Other Features:	96400
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513321
Depreciation:	23613
Depreciated Total:	489708

COMMENTS

OF = SINK IN BMT AND XTRA SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

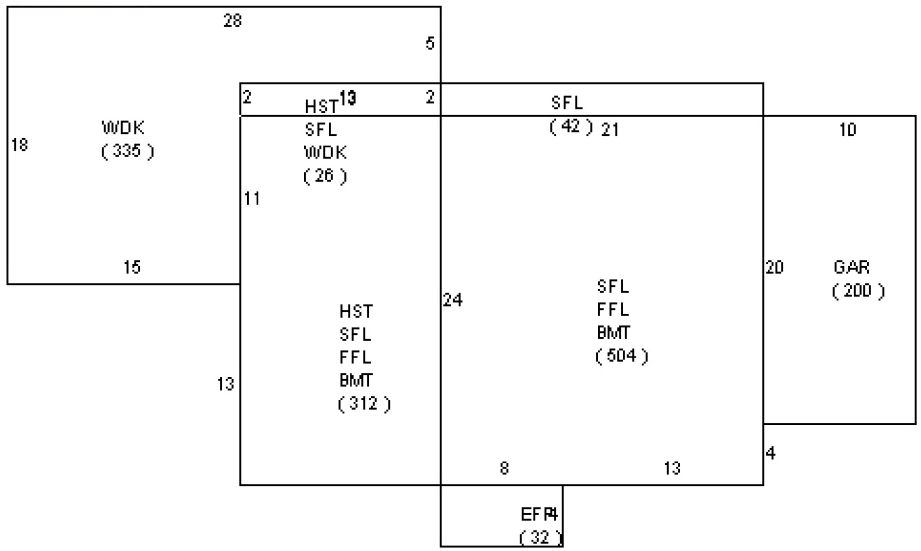
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.43
Special Features:	0	Val/Su Net:	149.39
Final Total:	489700	Val/Su SzAd	262.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	884	149.940	132,551
BMT	Basement	816	44.980	36,707
FFL	First Floor	816	149.940	122,355
WDK	Deck	361	8.680	3,134
GAR	Garage	200	27.220	5,444
HST	Half Story	169	149.940	25,341
EFP	Enclos Porch	32	71.870	2,300
	Net Sketched Area:	3,278	Total:	327,832
Size Ad	1869	Gross Are	3447	FinArea 1869

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

017.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	2005	0.00	T	11.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc